

MEADOWS STORM  
DRAIN AGREE-  
MENT

Council was informed that with the development of the Meadows Subdivision, the subdividers are required to provide master storm drain facilities for their development at no cost to the City. The subdivider will be constructing a portion of the G-Basin and the master drain line. An agreement has been prepared under which these improvements will be credited toward the master drain fees due from this subdivision. This agreement is similar to the one for the Lodi Park West Area and includes provisions for repavement

COUNCIL APPROVED THE MASTER STORM DRAIN AGREEMENT FOR THE MEADOWS SUBDIVISION AND DIRECTED THE CITY MANAGER AND CITY CLERK TO EXECUTE SAME ON BEHALF OF THE CITY.

LOT LINE  
ADJUSTMENT AT  
1409 VOELKER  
DRIVE & 440  
EAST KETTLEMAN  
LANE APPROVED

COUNCIL ADOPTED RESOLUTION NO. 84-054 APPROVING A LOT LINE ADJUSTMENT AT 1409 VOELKER DRIVE AND 440 EAST KETTLEMAN LANE (LES WAGNER) WITH THE FOLLOWING CONDITIONS:

RES. NO. 84-054

1. That public utility easements as required by the various utility companies and the City of Lodi be dedicated;
2. That the owner/developer pay all appropriate fees in effect at time of map filing or issuance of Building Permit and enter into all applicable agreements;
3. That sidewalk be installed, or guarantee thereof, before filing of the City Council Resolution and the new legal descriptions; and
4. That the owner/development dedicate a corner cut-off for the street radius at the Kettleman Lane - Voelker Drive intersection.

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PUBLIC HEARINGS

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Snider called for the following Public Hearing to consider:

1) the recommendation of the Lodi Planning Commission to the City Council that the Final Environmental Impact Report (EIR 83-3) of the Tandy-Johnson Ranch, a 48 acre Residential and Commercial Planned Development proposed for the southside of Almond Drive and the westside of Cherokee Lane, be certified as adequate.

2) the Lodi City Planning Commissions recommendation that General Plan-Land Use Element Amendment GP-LU-84-1, which encompasses the Tandy-Johnson Ranch, be approved as submitted by the applicant.

3) the Planning Commissions recommendation that Tandy-Johnson Ranch be zoned P-D (19), Planned Development District No. 19 with requirements.

The matter was introduced by Community Development Director Schroeder who presented a history of the subject and diagrams of the subject area.

A verbatim transcript of the Public Hearing was made and shall be attached as Exhibit "A" to the official copy of the minutes of the meeting.

ENVIRONMENTAL  
IMPACT REPORT  
OF THE TANDY-  
JOHNSON RANCH  
CERTIFIED AS  
ADEQUATE

Following Staff's presentation, public testimony, and discussion, Council on motion of Council Member Reid, Olson second, certified as adequate the Final Environmental Impact Report (EIR 83-3) of the Tandy-Johnson Ranch, a 48 acre residential and commercial planned development proposed for the southside of Almond Drive and the westside of Cherokee Lane and established the following findings:

#### A. 1. ENVIRONMENTAL IMPACT

The project will result in the loss of 48± acres of prime agricultural soil. If the project is approved, this loss cannot be mitigated.

#### Finding

All the land in and around the City of Lodi is

The City does not have the option of building on "non prime" agricultural soils in order to preserve the prime soils. Every development built in the City, small or large, utilizes some prime agricultural soil. The residential, commercial and industrial needs of the City necessitates some urbanization of agricultural land.

#### Overriding considerations

The area in question has been designated for residential development for many years by the City of Lodi General Plan. The area has been undergoing urbanization over the past year. There are residential developments adjacent to the proposed project. The development is contiguous to existing developed areas and will be a logical continuation of the urbanized area.

The City of Lodi has planned and constructed its utility system to serve the area with water, sewer and storm drainage in anticipation of the area developing. The existing infrastructure will allow development of the area without costly expenditures of public funds for the extension or construction of major new lines.

#### 2. ENVIRONMENTAL IMPACT

Urbanization of the subject parcel will affect adjacent agricultural parcels.

##### Finding

While some modification of current farming practices may be required, those modifications will not prevent the continued agricultural use of adjacent parcels. The use of agricultural chemicals can continue although in some cases alternative methods of application or types of chemicals may be required.

Trespassing and vandalism on adjacent agricultural parcels can be reduced by constructing a solid fence along the entire west and south property line adjacent to any agricultural property. The fence will reduce trespassing and vandalism by reducing easy access from the subdivision.

In addition to the fence, the City will require a 20' building setback from the property line adjacent to agriculture. A row of evergreen trees will be planted in the setback area.

The City is surrounded by farming operations, yet has not experienced any particular problems concerning homeowners' complaints about agricultural noise or dust. If a farmer uses a reasonable amount of care, it is unlikely that he would have a serious problem.

#### 3. ENVIRONMENTAL IMPACT

The project will generate approximately 5,829 additional vehicle trips per day which will be added to surrounding streets.

##### Finding

The existing streets adjacent to the Tandy-Johnson Project are adequate to handle the additional traffic. Improvements that will be made on Almond

Drive and on Cherokee Lane will improve the overall traffic flow. The project will also require the continuation of Century Boulevard, which will provide access to the southern portion of the project.

4. ENVIRONMENTAL IMPACT

The project will produce some additional vehicle generated air pollution.

Finding

Based on air quality projections, the amount of additional air pollution will be less than 1/10th of 1% of the total for the City of Lodi. This level is not considered significant.

5. ENVIRONMENTAL IMPACT

The project will generate an estimated 223 additional school-aged children. This will affect the LUSD and its ability to provide adequate classroom space.

Finding

The applicant has signed a contract with the LUSD in which he agrees to pay an impaction fee to the District. The District considers the payment of these fees as sufficient mitigation for the impact of the additional students.

B. 1. ALTERNATIVES TO THE PROJECT

The EIR discussed several alternatives to the proposed project. The following are findings on two of the alternatives.

Alternative 1

This alternative is a "no build" alternative, which would mean that no development would be constructed on the property.

Finding

This alternative would eliminate the environmental impacts resulting from the proposed project. This alternative would, however, affect the future supply of affordable housing.

The applicant is proposing to construct single-family houses that will sell in the \$85,000 range. Housing in this price range provides affordable housing for the residents of Lodi. Housing priced above this level is out of the price range of the majority of the residents of Lodi.

Based on a vacant lot survey, it is estimated that there are less than 400 vacant single-family lots in approved subdivisions that could contain houses of less than \$85,000. This figure represents approximately a 3-year supply of housing in this price range. Once this supply of affordable housing is used up there are very few new subdivisions being planned to take their place. Much of this is a result of the "Greenbelt Initiative" which has significantly restricted the possibility of new developments.

Residential projects like Tandy-Johnson often take 18-24 months from the time of approval to the first

on line just as existing subdivisions in this price range are built out or nearly built out. Without projects like Tandy-Johnson, there would soon be a shortage of affordable housing units.

## 2. Alternative 4

This alternative would utilize an "infill" property as an alternative to the proposed project.

### Finding

The City of Lodi has consistently encouraged the utilization of "infill" parcels of land available in the City of Lodi. There are no parcels that could accommodate the Tandy-Johnson project. Most of the "infill" properties are small in size, ranging from single-family lots to one or two acres. All the large parcels are under development or have an approved project on them. Additionally, most of these parcels, if they were available, would be very expensive. The price would probably make affordable housing impossible.

## C. GROWTH-INDUCING IMPACT

The project will not have a significant growth-inducing impact on the City.

### Finding

The passage of Measure A, the "Greenbelt Initiative", has placed a significant future growth limit on the City of Lodi. All new General Plan amendments that require an annexation just receive voter approval. It does not appear that the voters are inclined to approve any new annexations. Consequently there may be very little growth of the City in future years. Because there is very little vacant land left within the City limits, there may be very few new developments in coming years. (Pg. 22 & 23)

The motion carried by unanimous vote.

ORD. APPROVING  
GENERAL PLAN  
LAND USE  
ELEMENT  
GP-LU-84-1

Council, on motion of Council Member Olson, Hinchman second, introduced Ordinance No. 1314 approving General-Plan Land Use Element Amendment GP-LU-84-1, which encompasses the Tandy-Johnson Ranch as submitted by the applicant. The motion carried by unanimous vote.

ORD. APPROVING  
THAT TANDY-  
JOHNSON RANCH  
BE REZONED P-D  
(19)

Council, on motion of Council Member Olson, Hinchman second, introduced Ordinance No. 1315 approving the Tandy-Johnson Ranch be rezoned P-D (19), Planned Development District No. 19 with requirements and established the following findings pertaining to Measure A:

ORD. NO 1315  
INTRODUCED

The following would permit continued production of the farm land adjacent to the area:

1. Areas abutting agricultural areas screen with a 7 foot fence on property line.
2. A 20 foot wide set-back area shall be provided from the fence and the set-back area shall be planted with dense evergreen shrubs and trees to the approval of the Public Works Director.
3. The developer shall include in the developments "Conditions Covenants and Restrictions", a statement which indicates that the subdivision is adjacent to agricultural operations and that the homeowner's inconvenience from

4. The developer shall deposit funds with the City to pay for annually mailings to the owners of parcels abutting agricultural lands which will repeat the statement appearing in the "Conditions, Covenants and Restrictions". These mailings shall be for a period of ten years and shall be the responsibility of the Community Development Director.

## RECESS

The Mayor declared a five minute recess, and the Council reconvened at approximately 10:20 p.m.

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Snider called for the public hearing to consider proposed Ordinances adopting various Uniform Codes; i.e. the 1982 Uniform Building Code, the 1982 Uniform Plumbing Code, the 1982 Uniform Mechanical Code, the 1982 Uniform Fire Code, the 1982 Uniform Housing Code, the 1982 Uniform Code of the Abatement of Dangerous Buildings, and the 1981 Electrical code. Chief Building Inspector Roger Houston introduced the matter and responded to questions as were posed by the Council.

There were no persons in the audience wishing to speak either in favor or in opposition to the matter, and the public portion of the hearing was closed.

VARIOUS UNIFORM  
CODES ADOPTED

On motion of Mayor Pro Tempore Hinchman, Olson second, Council introduced the following Ordinances:

ORD. NO. 1316  
INTRODUCED

Ordinance No. 1316 - Uniform Building Code, 1982 Edition

ORD. NO. 1317  
INTRODUCED

Ordinance No. 1317 - Uniform Plumbing Code, 1982 Edition

ORD. NO. 1318  
INTRODUCED

Ordinance No. 1318 - Uniform Mechanical Code, 1982 Edition

ORD. NO. 1319  
INTRODUCED

Ordinance No. 1319 - Uniform Fire Code, 1982 Edition

ORD. NO. 1320  
INTRODUCED

Ordinance No. 1320 - Uniform Housing Code, 1982 Edition

ORD. NO. 1322  
INTRODUCED

Ordinance No. 1322 - Uniform Code for the Abatement of Dangerous Buildings, 1982 Edition

ORD. NO. 1323  
INTRODUCED

Ordinance No. 1323 - Uniform Electrical Code, 1981 Edition

ORDER OF ABANDON-  
MENT OF ALLEY  
NORTH OF LOUIE  
BETWEEN CALIFOR-  
NIA AND LINCOLN

Notice thereof having been published and posted in accordance with law and affidavit of publication and posting being on file in the office of the City Clerk, Mayor Snider called for the public hearing to consider the vacation of an alley north of Louie Avenue between California Street and Lincoln Avenue, Lodi.

ORDER NO.  
083-06

The matter was introduced by Public Works Director Ronsko who presented diagrams of the subject area.

Community Development Director Schroeder reported that the Planning Commission, at its May 15, 1984 meeting, determined that no public need existed and recommended that the City Council abandon the subject alley with the following conditions:

- a) that a public utility easement be retained in the area occupied by the utility company and city facilities; and
- b) that a 3 foot easement be acquired along the south line of the alley to provide for the existing arms on utility

Council was further apprised that the Public Works Department recommends that the alley be abandoned subject to maintaining the original 20 feet as a public utility easement, and in those areas where there is overhang, that the abandonment be subject to receipt by the City of an additional 3' "overhead" public utility easement.

There were no persons in the audience wishing to speak in favor of the vacation.

Ms. Linda Wheeler, 405 Louie Avenue, Lodi, addressed the Council on the matter indicating the her deed to her property did not show any alley.

There being no further persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

Following discussion, with questions being directed to Staff and to Ms. Wheeler, on motion of Council Member Olson, Reid second, adopted Order No. 083-06 - Order of Abandonment of the alley north of Louie between California and Lincoln with the following conditions and authorized the City Manager and City Clerk to execute a quit claim deed in favor of the owners:

a) that the Order be subject to maintaining the original 20 feet as a public utility easement, and in those areas where there is overhang, that the abandonment be subject to receipt by the City of an additional 3' "overhead only" public utility easement.

PLANNING  
COMMISSION

0035  
11502

ITEMS SET FOR  
PUBLIC HEARING

ALLEY ABANDON-  
MENT

City Manager Graves gave the following report of the Planning Commission meeting of May 15, 1984:

The Planning Commission -

1. Determined that no public need existed and recommended that the City Council abandon the alley north of Louie Avenue between North California Street and Lincoln Avenue with the following conditions:

- a) that a public utility easement be retained in the area occupied by the utility company and City facilities; and
- b) that a 3 foot easement be acquired along the south line of the alley to provide for existing arms on utility poles.

EASEMENT  
VACATION

2. Determined that no public need existed and recommended that the City Council abandon a 1½ foot by 60 foot strip of an existing Public Utility Easement to the rear of 340 West Kettleman Lane (i.e. Lucky Market).

MATTER TO BE  
SET FOR HEARING

3. Recommended that the City Council approved the request of Kenneth Glantz, c/o Glantz-Diemler-Dorman, Consulting Engineers, to amend P-D (24), Planned Development District No. 24 by reducing the density at 1700, 2100 and 2200 West Kettleman Lane with the following conditions:

- a. that the single-family portion of the development conform to the R-2, Single-Family Residential District;
- b. that the multiple-family portion of the development conform to the R-GA, Garden Apartment Residential District; and

## Residential-Commercial-Professional District.

The Planning Commission also recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the project.

On motion of Council Member Reid, Olson second, item No. 3, heretofore set forth were set for Public Hearing on June 6, 1984 at 8:00 p.m.

## ITEMS OF INTEREST The Planning Commission also -

I. Conditionally approved the request of J. R. Della Monica, Jr. of Dauber - Kikuchi, Landscape Architects, for the Tentative Subdivision Map of Rivergate Commons, a 2-lot, 22 unit condominium project proposed for 1160 Rivergate Drive in an area zoned P-D (5), Planned Development District No. 5.

II. Conditionally approved the request of J. R. Della Monica, Jr., of Dauber - Kikuchi, Landscape Architects, for a Use Permit to construct Rivergate Commons, a 2-lot, 22 unit condominium project proposed for 1160 Rivergate Drive in an area zoned P-D (5), Planned Development District No. 5.

III. Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation for Rivergate Commons.

IV. Conditionally approved the request of Thomas Development Company for the Tentative Subdivision Map of Rivergate Place, a 6.32 acre, 37-lot residential project proposed for the northeast corner of West Turner Road and Rivergate Drive in an area zoned P-D (5), Planned Development District No. 5.

V. Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation for Rivergate Place.

VI. Conditionally approved the request of Randy Combs, c/o Patrick H. Matthews Co. for the Tentative Map of Phase I of Whispering Oaks, a 19 acre, 120 lot residential project proposed for 1700 West Kettleman Lane (i.e. north side of Century Boulevard, west of the Woodbridge Irrigation District Canal) in an area zoned P-D (24), Planned Development District No. 24.

The Planning Commission delayed any action on Phase II of Whispering Oaks until the City had more experience with on-street parking conditions in areas with 40 foot residential lots.

VII. Took the following actions of the request of Charles Wagner for Variances (1) to reduce the sideyard setback from 5 feet to 3½ feet, and (2) to reduce the rearyard from 10 feet to 3 feet to permit an addition to a non-conforming duplex on a 1600 square foot non-conforming lot at 233½ Flora Street in an area zoned R-MD, Medium Density Multiple Family Residential:

a) approved the sideyard variance because it already existed; and

b) denied the rearyard variance because no Zoning Hardship existed.



1152a  
LODI ARTS  
COMMISSION

appointments to the Lodi Arts Commission:

Virginia Rippey      Three year term to expire 5/5/87

Joanne Donovan to fill the unexpired term of Phawnda Cochran which term expires 5/5/85

Further, on motion of Council Member Pinkerton, Olson second, Council waived the restriction in Resolution No. 82-30 whereby a Chairman of the Arts Commission could serve only two successive terms of one year to allow Gwin Mitchell to serve an additional one year term as Chairman of the Lodi Arts Commission.

1152a  
CITIZENS INTER-  
ESTED IN SERVING  
ON CITY BOARDS  
OR COMMISSIONS  
ASKED TO COME  
FORWARD

Mayor Snider mentioned terms on various City Boards and Commissions that have either expired or area about to expire and invited all interested citizens to come forward to serve.

1152b  
STATE REPORTS  
NEW POPULATION  
AND HOUSING  
ESTIMATES

City Clerk Reimche reported the following population and housing estimates for January 1, 1984 for the City of Lodi and San Joaquin County which had recently been received from the State Department of Finance:

	<u>Population</u>	<u>Housing Units</u>
Lodi	39,475	16,030
San Joaquin County	390,638	146,047

1152b  
LAFCO PUBLIC  
HEARING  
ANNOUNCED

City Clerk Reimche reported that a Notice of Public Hearing on proposed amendments to the schedule of filing and processing fees of Local Agency Formation Commission of San Joaquin County had been received indicating the hearing will be held Friday, June 1, 1984 at 2:00 p.m. in the Chambers of the Board of Supervisors on the 7th floor of the County Courthouse.

1152b  
LETTER RECEIVED  
FROM SANITARY  
CITY DISPOSAL  
COMPANY RE  
FRANCHISE

City Clerk Reimche presented the following letter which had been received from Sanitary City Disposal, Inc. Council directed that the matter be reviewed by Staff and be brought back to the Council at the earliest possible date.

"Council Members:

With regard to the Franchise Contract matter set forth on the City Council agenda on May 16, 1984, I would like to summarize the basic principles to be discussed as follows:

Sanitary City Disposal Company and its subsidiary companies California Waste Removal Systems and Sanco Disposal Company are providing solid waste collection and recovery services for the City of Lodi and the northern San Joaquin County Area.

The Lodi community, of course, is the largest contributor of solid waste, generating 85% of the total volume of the northern San Joaquin County area. As a result, or operation is centered around fulfilling the solid waste collection and recovery needs of the Lodi community. In order to fulfill these needs, long-term planning is required for both operational and financial planning.

However, our current agreement with the City of Lodi concludes in June of 1989. Consequently, this has hampered our ability to establish a long-term financial plan to meet the ongoing equipment needs. Therefore, Sanitary City Disposal Company is requesting the City of Lodi to extend the term of the agreement between the City of Lodi and

In looking at the needs of Sanitary City Disposal Company in terms of its ability to plan on a long-term basis, you must recognize a major problem in its ability to acquire adequate financing. As you know, solid waste collection requires the use of highly mechanized equipment of substantial cost. The efficiency and level of service in its operation is directly effected by the condition of its equipment.

The average life of well-maintained equipment is approximately seven years. Consequently, it is necessary for Sanitary City Disposal Company to replace equipment throughout its contract with the City. The problem of financing this equipment exists because amortization schedules for this type of equipment are based on life of five to seven years. Financial institutions look to the ongoing capabilities of our business when we seek financing. When we approach later years in our agreement with the City, financial institutions question our ability to meet pay-back schedules due to the termination date of the contract.

In short, the contract termination date supercedes amortization schedules for the financing of our transfer station/resource recycling facility as well as replacement equipment. Therefore, in order to facilitate our present and future financial obligations at the most favorable possible rate, it is our request that the term of the contract be extended to meet our amortization schedules.

In September, 1980, Sanitary City Disposal Company came before the City Council with a similar request for a contract extension. That request was not granted based upon the following reasons:

- "1. A transfer station has not been built and therefore, any savings are only speculative at this time.
2. Until such time as a transfer station is in operation, we do not know the effects on refuse collection service levels or the actual usage of such a facility by the public.
3. Financing of the transfer station has already been obtained and Mr. Vaccarezza is moving forward with construction.
4. The present contract is less than 2 years old, and it is absolutely premature to consider any modifications of that contract."

Despite that decision, Sanitary City Disposal Company moved forward to assume a 20-year financial obligation to build a \$1.5 million transfer station/resource recycling facility open to the general public. The facility opened to the general public on August 20, 1981, and has continuously operated seven days a week ever since.

The net result to Sanitary City Disposal Company and the City of Lodi has been a substantial reduction in the cost of labor, fuel, repair and maintenance as they relate to our solid waste collection system.

More significant, however, is the broad use of the facility by the general public. In 1983, over 17,000 people used the transfer station facility as opposed to making the 22-mile round trip to the Harney Lane Sanitary Landfill. Some of the benefits realized by the community in 1983 include:

1. A reduction of 391,000 miles of travel on city and county roads.

2. \$90,000 in avoided transportation costs have been realized by the general public (based upon \$.20 per mile)
3. A significant reduction in the environmental air pollution produced by the previously traveled distance.
4. Reduced litter and roadside dumping.
5. Diminished effect upon traffic conditions to and from the Harney Lane Landfill.

Furthermore, through Sanitary City Disposal Company's insight to incorporate into the system a buy-back recycling program and an intensive resource recovery program, we have been able to further enhance public and environmental well being. In 1983, 10,000 customers made use of the resource recovery/recycling program resulting in benefits to the community which include:

1. The generation of revenue in excess of \$100,000 paid out to community youth programs, service clubs, local businesses and private individuals.
2. The recycling of over 5,000 tons of material back into the product manufacturing cycle. This in turn conserves valuable natural resources as well as the additional energy required to produce the equivalent products from virgin resources.
3. The avoided cost in excess of \$50,000 for the collection and transportation of these materials.
4. The avoided cost of landfill disposal in excess of \$25,000 realized by the citizens of Lodi and San Joaquin County.
5. The conservation of valuable agricultural land, resulting from the reduced land space required.

The departments within the City of Lodi have also realized the rewards of our collection, transfer and recovery efforts. In 1983, the City of Lodi entered into a five year agreement with Sanitary City Disposal Company to divert, at no charge to the City, over 7,000 tons of leaf collection material out of the landfill and into our resource recovery program. In addition, the City of Lodi delivered to our facility, at no charge, 657 loads of solid waste weighing 2,262 tons. A conservative estimate (based upon \$.75 per mile) of the avoided cost of labor and transportation of solid waste alone exceeds \$10,000 per year.

Sanitary City Disposal for the past three years has also provided, at no direct cost to the City of Lodi, \$12,000 per year worth of collection services to city owned facilities throughout our community.

The long-range planning by Sanitary City Disposal in the 1960's and 1970's has become the reality of the 1980's --- a reality that benefits the entire community by providing it with a cleaner, healthier and safer environment.

It is, therefore, with the above thoughts in mind that I make myself, as a representative of Sanitary City Disposal Company, readily available to the Council or its Subcommittee for immediate review of this approval.

Continued May 16, 1984

Your early consideration of the above proposal is appreciated.

Respectfully,  
s/David Vaccarezza  
General Manager"

COMMENTS BY  
CITY COUNCIL  
MEMBERS

12-13  
PLANTERS IN AREA  
OF PINE AND  
CHURCH TO BE  
ELIMINATED IN  
BEAUTIFICATION  
PROJECT

Council Member Pinkerton reported that in a meeting with the UDID Committee and the Lodi Design Group, it was determined to eliminate planters in the area of Pine and Church Street, because of possible traffic hazards they may create.

COMMENTS BY THE  
PUBLIC ON NON  
AGENDA ITEMS

There were no persons in the audience wishing to speak under this segment of the agenda.

Agenda Item K-1 - Presentation/Hearing regarding Community Development Block Grant was introduced by Assistant Planner Gaye Papias.

The following proposed uses of Community Development Block Grant Funds and Statement of Goals and Objectives were presented by Ms. Papias.

PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

PROJECT NO. 1: WELL #6 REPLACEMENT: \$120,000

Well No. 6, one of Lodi's 18 wells, failed unexpectedly this year, resulting in the intrusion of sand into domestic water lines in the low and moderate income target area. Subsequently, the well was abandoned thereby handicapping the ability of the well system to meet the water needs of low and moderate homes. Staff has determined that a new well must be installed to remedy the problem. The new well will be located in the low-mod target area and is fully consistent with HUD regulations for eligible activities.

PROJECT NO. 2: CENTRAL AVENUE STORM DRAIN: \$70,000

This project completes the extension of the new storm drain installed in Walnut and Oak Streets in 1978. The work includes the replacement of undersized catch basin laterals at Pine and Elm to relieve street flooding in the Central Avenue area north of Walnut Street.

Catch basins and laterals will be installed or replaced as necessitated by the design. New curb returns, including wheelchair ramps will be installed at corners where catch basins are installed.

PROJECT NO. 3: POPLAR STREET STORM DRAIN: \$129,000

This project includes the installation of a 30" storm drain in Poplar Street to relieve flooding on Central Avenue. According to engineering calculations, Central Avenue mains should also be replaced, but this will be deferred until the effects of the project can be evaluated.

Catch basins and laterals will be installed or replaced as necessitated by the design. New curb returns, including wheelchair ramps will be installed at corner where catch basins are installed.

PROJECT NO. 4: EAST-SIDE TELEVIDEO ANALYSIS - \$44,000

The City has known for some time that severe and potentially dangerous corrosion and disintegration of sewer lines exist in the low-mod target area. The age of the lines as well as the design standards at the time of installation are contributing factors to the problems. In order to facilitate a systematic approach to solving the problem a study would be necessary to ascertain the scope and magnitude of the problem.

The \$44,000 proposed would be spent to clean the lines and to perform a televideo analysis and to repair isolated maintenance problems. With Council approval, once the televideo analysis is completed, an additional \$30,000 of City funds will be required to hire a consultant to analyze the capacity and condition of the existing lines and to make design recommendations.

NOTE: The dollar amounts shown are rough estimates. If the construction bids come in well over budget, one of the proposed projects will be held over until the 1985 program year.

Statement of Community Development Goals

1. To promote the provision of adequate housing for all persons in the community.
2. To maintain the quality, diversity and orderly pattern of community development consistent with economic, social and environmental needs.
3. To provide special types of housing and expand the economic opportunities for groups with particular needs, including the elderly and the handicapped.

Community Development Block Grant Objectives

- ° The City of Lodi is firmly committed to the expenditure of CDBG funds on activities which will benefit low and moderate income persons.
- ° There will be an attempt to minimize expenditures on administrative costs to enable a greater amount to be spent on direct or area benefit to low and moderate income persons.
- ° To insure a smooth entrance into the CDBG program, the first year appropriation will be spent on activities that are consistent with the national objectives but that do not require the addition of costly staff increases or overly complex program structures.
- ° Residential rehab programs will be thoroughly researched prior to adoption to insure cost effective program management and a higher direct benefit to program management ratio.
- ° Economic Development activities will be pursued to the extent that there is a clear benefit to low and moderate income families.
- ° The needs of Lodi's elderly will be considered in the use of CDBG funds.
- ° The needs of single heads of households with dependent children will be considered in the use of CDBG funds.
- ° The City of Lodi will make an earnest effort to further fair housing in the use of CDBG funds.

- ° Detailed records will be maintained on all projects funded by CDBG and will make those records available for review by the local citizenry.
- ° Residential displacement of persons as a result of CDBG funded projects is not expected. In the unlikely event that it may occur, all necessary steps will be taken to minimize the impact upon the affected residents.

Council discussion followed with questions being directed to Ms. Papias and other Staff members.

Council Member Pinkerton then moved that the City not accept any Community Development Block Grant Funds. The motion died for lack of a second.

The following persons spoke under the hearing portion of this Agenda item:

- a) Mr. Art Raab, 1800 West Walnut Street, Lodi

Mr. Raab requested Community Development Block Grant Funds to be used for a parenting type counseling service. Mr. Raab described his proposed service requesting at least \$38,000 be set aside, and that a counselor be retained to deal with parents and children. In addition, Mr. Raab requested that some funds be set aside for resource people, rental funds should be made available, and that child care be provided.

- b) Ms. Jacqueline Laughland, Educator, requested an Education Tourism Correspondence Program, describing the program as a 3-R's Product, to share with team work for social skills.

A lengthy discussion followed with questions being directed to Staff, Mr. Raab, and Ms. Laughland.

COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS ADOPTED FOR F.Y. 1984

RES. NO. 84-055

On motion of Council Member Reid, Olson second, Council adopted Resolution No. 84-055 adopting the following projects for 1984 to be funded by Community Development Block Grant Funds:

- a) Project No. 1, Well #6 Replacement: \$120,000
- b) Project No. 2, Central Avenue Storm Drain: \$70,000
- c) Project No. 3, Poplar Street Storm Drain: \$129,000
- d) Project No. 4, East-side Televideo Analysis: \$44,000

Further, Council directed Staff to bring this matter back at the next Council meeting for review and adoption of objectives and goals proposed for this program.

City Manager Graves presented the following bids which had been received for the Tokay Street Storm Drain, Hutchins Street to Lee Avenue.

<u>BIDDER</u>	<u>AMOUNT</u>
Pfister Excavating	\$10,716.00
Claude C. Wood Co., Inc.	\$11,544.00
Parrish and Sons	\$11,976.00
Golden State Pipeline	\$14,324.00
Jerry Gavrilko	\$22,000.00

3) The redesignation of the parcel at 1115 South Fairmont Avenue from Medium Density Residential to Office-Institutional having been introduced at a regular meeting of the Lodi City Council held May 2, 1984 was brought up for passage on motion of Council Member Reid, Hinchman second. Second reading of the Ordinance was omitted after reading by title, and the Ordinance was then adopted and ordered to print by the following vote:

Ayes: Council Members - Hinchman, Reid, Pinkerton, Olson,  
and Snider (Mayor)

Noes: Council Members - None

Absent: Council Members - None

ORD. AMENDING  
P-D (1)

ORD. NO. 1310  
ADOPTED

Ordinance No. 1310 - Ordinance amending P-D (1) - Planned Development District No. 1 by reducing the size of a 5.6 acre shopping center to provide 3.1 acres of commercial and 2.5 acres for multiple family residents at 20 units per acre at the southeast corner of West Turner Road and Lower Sacramento Road (i.e. 2430 West Turner Road) and certifying that the filing of a Negative Declaration by the Community Development Director was adequate for this project having been introduced at a regular meeting of the Lodi City Council held May 2, 1984 was brought up for passage on motion of Mayor Pro Tempore Hinchman, Olson second. Second reading of the Ordinance was then omitted after reading by title, and the Ordinance was then adopted and ordered to print by the following vote:

Ayes: Council Members - Hinchman, Reid, Olson  
Pinkerton & Snider (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - None

ORD. REZONING  
800 SOUTH  
BECKMAN ROAD  
AND 901 THROUGH  
1123 EAST VINE  
STREET FROM  
C-M TO M-1

ORD. NO. 1311  
ADOPTED

Ord. No. 1311 - An Ordinance rezoning 800 South Beckman Road and 901 through 1123 East Vine Street from C-M, Commercial-Light Industrial to M-1, Light Industrial and certifying that the filing of a Negative Declaration by the Community Development Director was adequate environmental documentation on this project having been introduced at a regular meeting of the Lodi City Council held May 2, 1984 was brought up for passage on motion of Council Member Reid, Olson second. Second reading of the Ordinance was omitted after reading by title, and the Ordinance was then adopted and ordered to print by the following vote:

Ayes: Council Members - Hinchman, Reid, Olson,  
Pinkerton & Snider (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - None

ORD. REZONING  
PARCEL AT 1115  
SOUTH FAIRMONT  
AVENUE FROM  
R-GA, GARDEN  
APARTMENT  
RESIDENTIAL TO  
R-C-P

ORD. NO. 1312  
ADOPTED

Ordinance No. 1312 - An Ordinance rezoning the parcel at 1115 South Fairmont Avenue from R-GA, Garden Apartment Residential to R-C-P, Residential-Commercial-Professional having been introduced at a regular meeting of the Lodi City Council held May 2, 1984 was brought up for passage on motion of Council Member Reid, Hinchman second. Second reading of the Ordinance was omitted after reading by title, and the Ordinance was then adopted and ordered to print by the following vote:

Ayes: Council Members - Reid, Pinkerton, Olson,  
Hinchman, & Snider (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - None



ORDINANCE  
AMENDING TIME  
OF HOLDING OF  
COUNCIL  
MEETINGS

ORD. NO. 1313  
ADOPTED

Ordinance No. 1313 - An Ordinance amending Section 2-1 of the City Code entitled, "Regular Meetings - Time of Holding" amending the hour at which regular Council Meetings will commence to 7:30 p.m., having been introduced at a regular meeting of the Lodi City Council held May 2, 1984 was brought up for passage on motion of Council Member Reid, Hinchman second, second reading of the Ordinance was omitted after reading by title, and the Ordinance was then adopted and ordered to print by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid, and Snider (Mayor)

Noes: Council Members - Pinkerton

Absent: Council Members - None

Abstain: Council Members - None

ADJOURNMENT

There being no further business to come before the Council Mayor Snider adjourned the meeting at approximately 12:40 a.m. to 8:00 p.m. Wednesday, May 23, 1984.

Attest:

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk